



STATEMENT EVIDENCE & JUSTIFICATION

Certificate of Lawfulness for an existing use/operation;
garage/ancillary building for uses incidental to the enjoyment
of the dwelling

at:

West Royd Farm
Marsh Lane
Shepley
Huddersfield
West Yorkshire
HD8 8AY

for:

Mr P and Mrs J Whittell

job nr:

25064

date:

30 March 2026

This statement of evidence and justification has been prepared by **ADP Architecture and Design Ltd** on the instructions of Mr P and Mrs J Whittell and provides sufficient information to accompany a Lawful Development Certificate application for an existing use/operation in respect of the garage/ancillary building at West Royd Farm, Marsh Lane, Shepley, in order to officially legalise this development.



The application building is identified with a red outline on the above Google Maps extract, with other land in the applicant's ownership approximately outlined in blue.

The application building is a single storey structure with an external footprint of approximately 11m wide by 7m deep, it has a flat roof and is clad in horizontal timber boarding. There is a small roof overhang to the north-east elevation and a garage door opening, with dark grey sectional garage door positioned relatively central to this elevation, and a small square window to the right of the garage door. The north-west elevation has a dark grey steel pedestrian door and a pair of sliding vertical boarded barn doors. The building sits to the south-west of the dwelling at West Royd Farm.

Construction of the building commenced in April 2021 and was substantially completed by September 2021, fully completed by January 2022. The building has existed in its current form and has been used for purposes incidental to the enjoyment of the dwelling at West Royd Farm, with uninterrupted use, since January 2022.

This application for a Lawful Development Certificate for an existing use/operation, is requested under the 4-Year Rule for pre-25 April 2024 development. Whereby development becomes immune from enforcement if no action is taken within 4 years of substantial completion for a breach of planning control consisting of operational development where substantial completion

took place before 25 April 2024. The application building was complete before 25 April 2024, has been in existence for 4 years, and has had no enforcement action raised, it therefore meets with the requirements of the 4-Year Rule. The following statement sets out evidence to support this claim.

Below are screenshots taken from Google Earth Pro, which show historical mapping images of the site from April 2021 and January 2022, showing the application building both under construction and then completed.

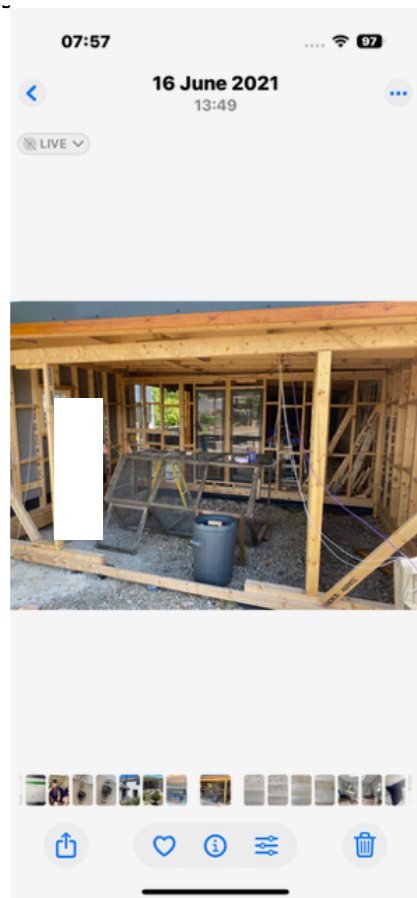
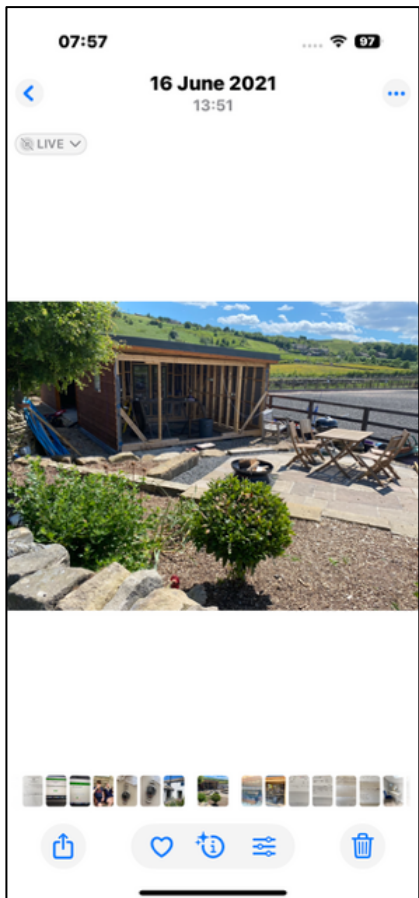
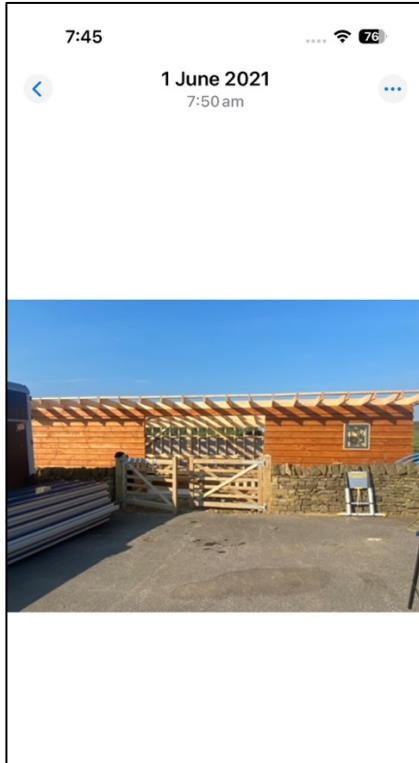


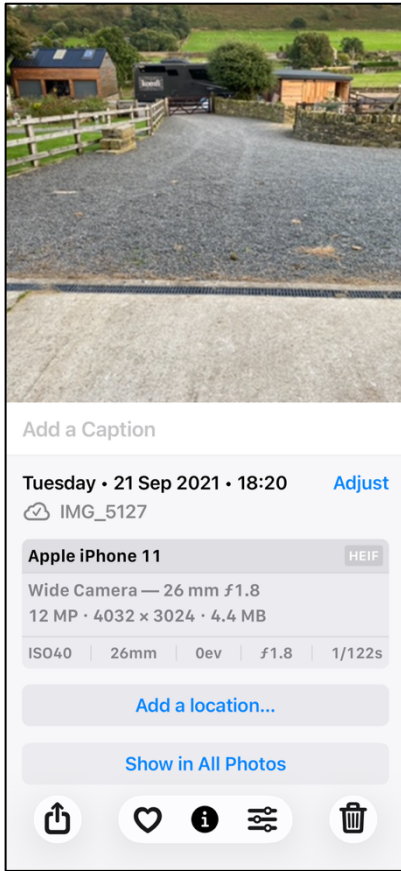
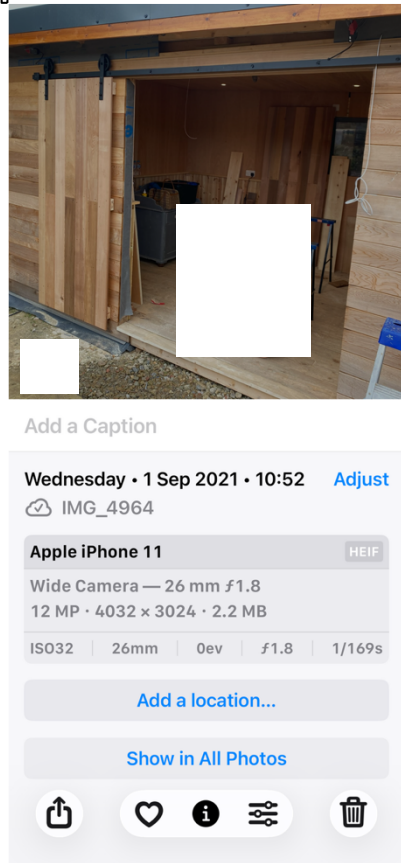
Google Earth Pro screenshot - construction of the building taking place in April 2021 – over 4 years ago



Google Earth Pro screenshot - construction of the building fully complete in January 2022 – over 4 years ago

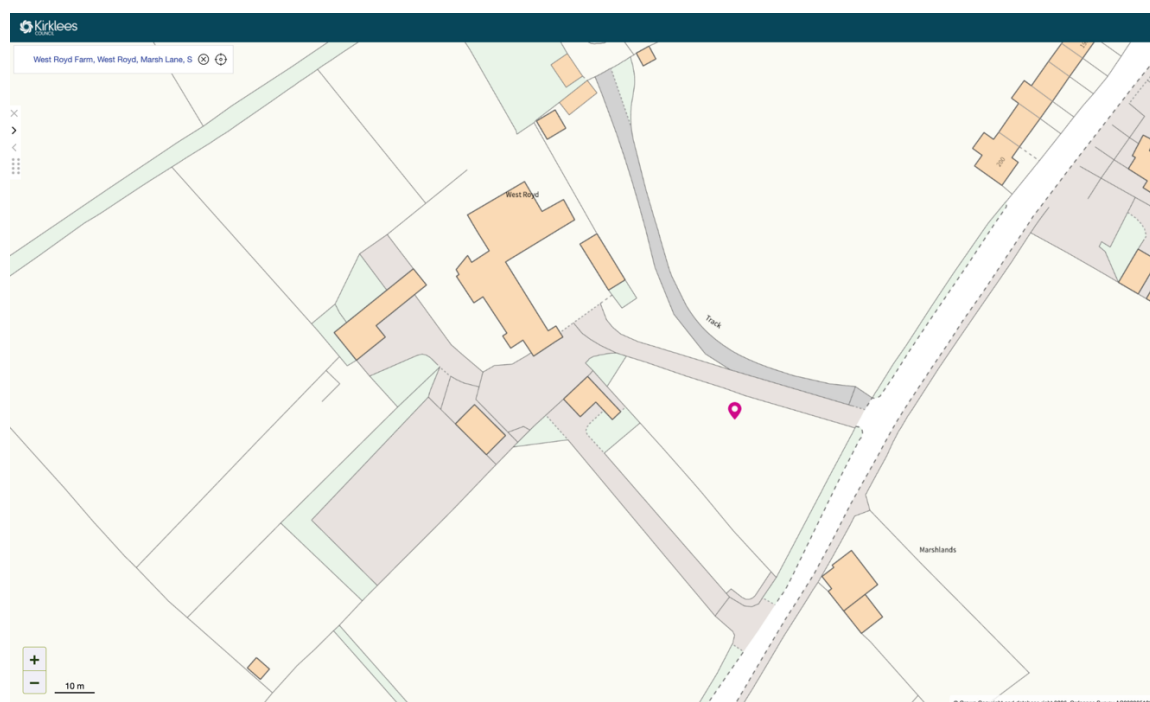
Below is a selection of date stamped photos taken from the applicant's phone which show the application building under construction between the dates of 01 June 2021 and 22 September 2021, these prove that the construction was substantially complete in its built form by September 2021 – over 4 years ago.





The photo below is taken inside the completed building on the applicant's daughters 17th birthday, which was on 13 January 2022 – over 4 years ago, demonstrating that the building was fully completed and in use by this date.

The image below is a screenshot taken from the Kirklees interactive Local Plan map, which has the building clearly shown.



Below are a couple of photos of the building as it currently stands.



The applicants seek the Councils confirmation that the application building, used for purposes ancillary to the enjoyment of the dwelling at West Royd Farm, Marsh Lane, Shepley, Huddersfield, HD8 8AY, is as shown edged in red on the attached location plan; drawing number 25064D-01-P01, by reason of continuous uninterrupted and un-challenged residential use for at least 4 years prior to the date of this statement. The application is submitted to obtain a Lawful Development Certificate to confirm that the development is immune from enforcement.

ADP Architecture and Design Ltd

